

**TAX INCREMENT FINANCE
DISTRICT NO. 4**

PROJECT PLAN

DOWNTOWN

**City of Green Bay, Wisconsin
January, 1998**

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Introduction:

In spring of 1997, the City of Green Bay adopted a Downtown Urban Design Plan to improve the central city. This Plan identifies a number of problems with the downtown area and provides redevelopment concepts for reversing the blighting tendencies affecting that area. A significant tool available to the City for financing this effort is tax incremental financing (TIF). This report defines the scope of the improvement program proposed for tax incremental support and related information required by State Statute. Each public improvement sets the stage for private investment in downtown Green Bay which helps stabilize land uses, maximize property values and prevent and eliminate deteriorating conditions, benefiting not only the City but all of Brown County and northeastern Wisconsin.

Description of Proposed District

I. Regional Location

The proposed Tax Incremental Finance District No. 4 is located in downtown Green Bay on the east bank of the Fox River. Interstate 43, U.S. Highway 41, and State Highway 29 are the major highways that provide regional access. Downtown is accessed via Shawano/Walnut Ave., Dousman/Main St., Monroe Ave., Mason Street and Webster Ave. Map 1 shows TID 4 and its relative location in the City of Green Bay.

II. Tax Increment District Boundary

Tax Increment District 4 boundaries are illustrated on Map 2. The legal description for the District is included as Appendix "A".

III. General Make-up

Containing 128 parcels and 35 acres, the proposed TID is comprised of a number of different land uses. Map 3 shows existing land use for downtown Green Bay and Map 4 the corresponding zoning. The TID is primarily used for office (32.3%) and general business (21.6%). Parking for the area is provided both on- and off-street with off-street parking comprising 20.7% of the TID. A small amount of land within the TID contains public buildings and land (12.6 %). Other land uses found in the TID, but in very small percentages, are light industrial, warehousing, open space, and vacant. Almost three percent of the TID is owned by the City of Green Bay or the City's Redevelopment Authority.

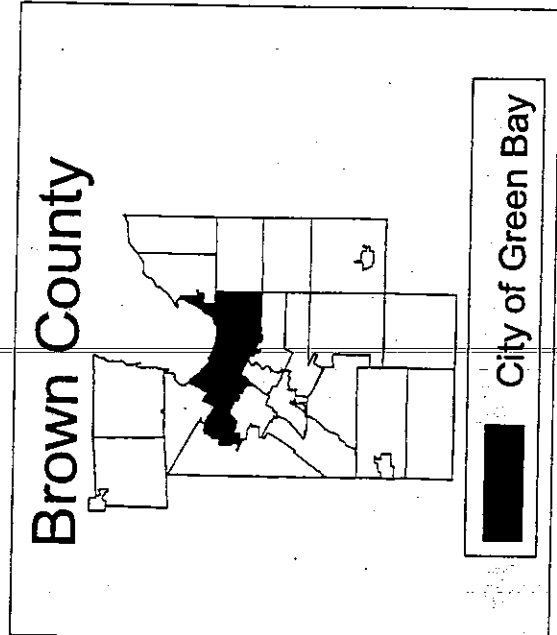
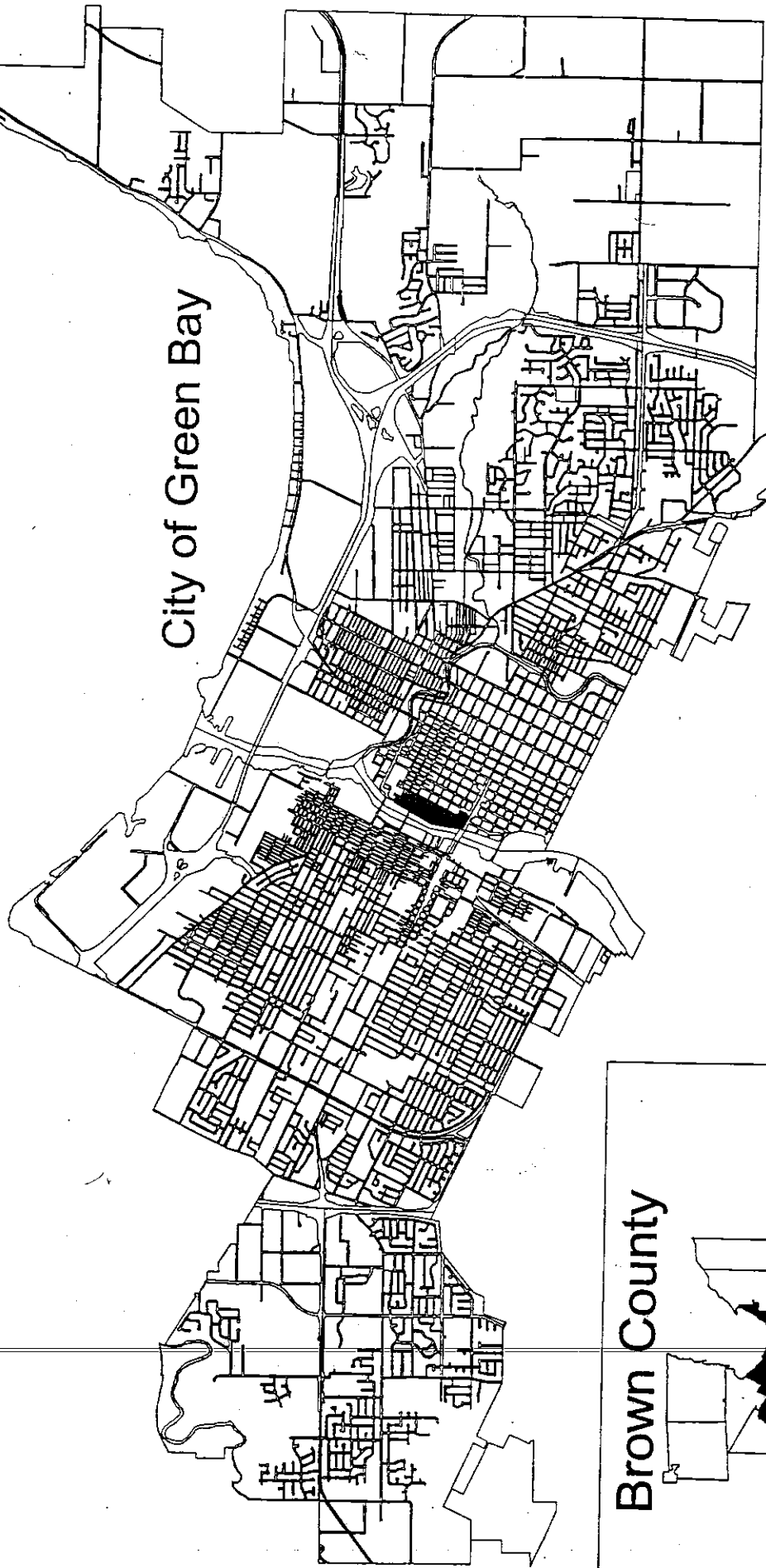
Because many of the buildings were built in the late 1800's and early 1900's, facade rehabilitation is needed throughout the district. Some structures also have out-dated infrastructure and utilities associated with them. Wires are strung across streets and lots creating a very unappealing streetscape. Past development trends have resulted in obsolete uses on some of the City's most valuable property. Parking ramps and surface lots currently located on the riverfront restrict redevelopment of the downtown into an "urban village."

Appendix "B" provides a listing of all parcels within the TID, owners and assessed value as applicable.

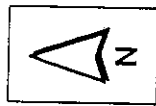
IV. Blight Criteria

According to State of Wisconsin Tax Increment Law, for an area to be designated a tax increment district, not less than 50% by area, of real property within the district must be blighted, in need of rehabilitation or conservation, or suitable for industrial sites. The proposed TID has 82.8% of its area meeting the required criteria. Map 5 shows those parcels by the category it meets. Table 1 lists each parcel with a brief description of its rehabilitation needs.

Tax Increment District # 4 Project Plan: Map 1 - Locator



 TID Boundary

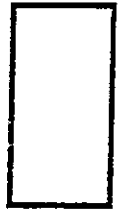


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September, 1997

Tax Incremental District # 4

Project Plan: Map 2 -

Parcels










 TID Boundary



Tax Incremental District # 4 Project Plan: Map 3 - Land Use

 TID Boundary

Land Uses

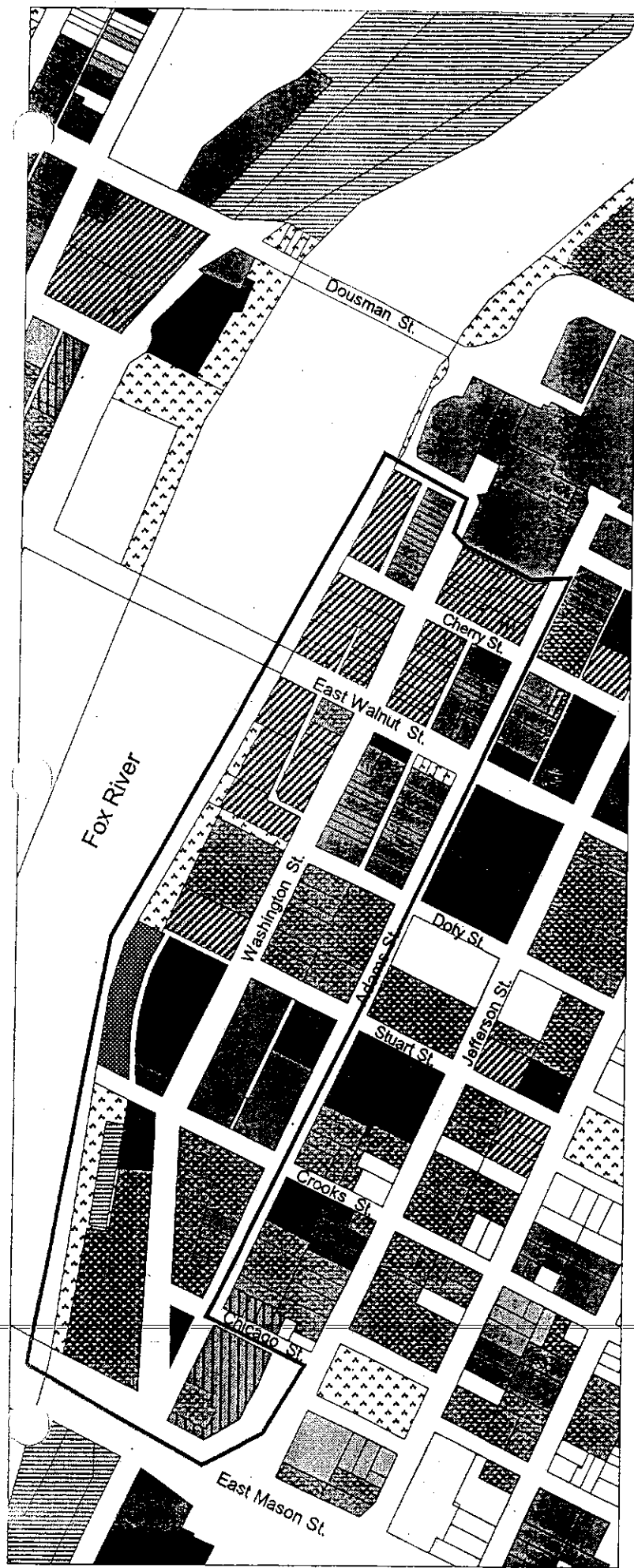
-  General Business
-  Office/Financial
-  Off-Street Parking
-  Light Industrial
-  Warehousing
-  Utility
-  Public Building or Land
-  Park/Open Space
-  Vacant



500 0 500 Feet








Green Bay/Brown County Planning Commission
Land Use Data: July, 1994
Printed: September, 1997



Tax Incremental District # 4 Project Plan: Map 4 - Zoning

 TID Boundary

Zoning

-  First Business
-  Second Business
-  High Density
-  Public Property
-  Highway Business



N


500 0 500 Feet




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Tax Incremental District # 4 Project Plan: Map 5 - Properties Meeting Criteria For TIF District

 TID Boundary

 Parcels with structures
to be demolished

 Parcels needing
"repair or rehabilitation"

Total area of parcels meeting
eligibility for TIF as set forth in
State Statute 66.46
equals 82.8% of TID

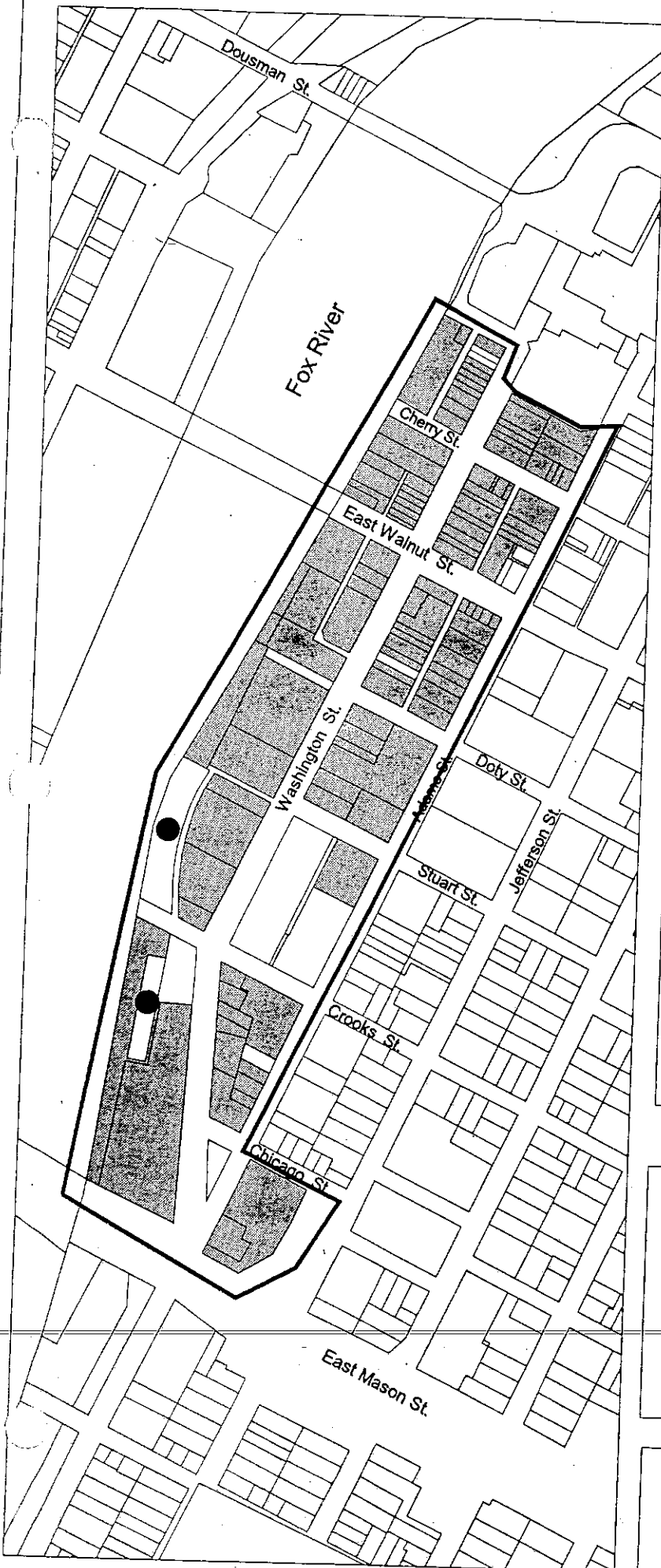
TID Area = 35 Acres



500 0 500 Feet










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Tax Incremental District # 4 Project Plan: Map 6 - Development Improvements

 TID Boundary

-  Mixed Use Residential Development
-  Mixed Use Parking Ramp
-  Office Development Project
-  Fox River Parkway Project
-  Office Retail Development
-  Commercial Redevelopment
-  Fox Theatre Renovation

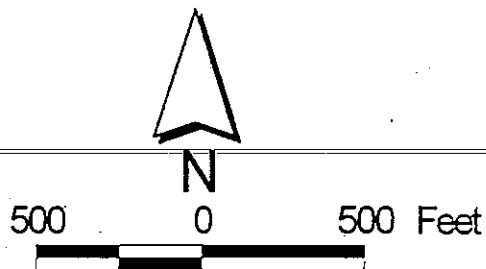
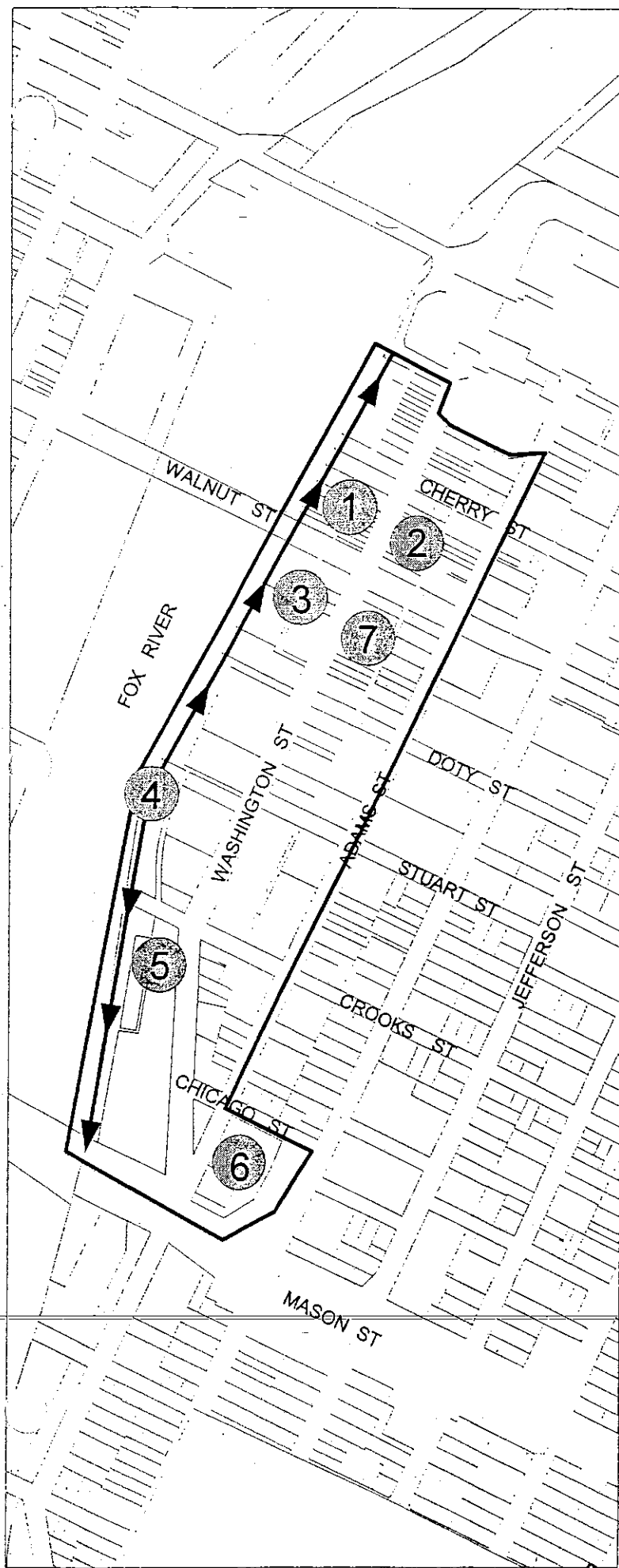


Table 1

TID No. 4 - Downtown
Blighting Conditions

PARCEL #	ADDRESS	AREA	DESCRIPTION
12-107	211-215 N ADAMS ST	12,492.3	off street parking, under utilized
12-108	207-211 N ADAMS ST	10,739.5 x	off street parking, under utilized
12-109	N ADAMS ST	3,065.9 x	off street parking, under utilized
12-110	227 CHERRY ST	1,525.8 x	off street parking, under utilized
12-111	225 CHERRY ST	1,532.9 x	off street parking, under utilized
12-112	221 CHERRY ST	5,564.3 x	off street parking, under utilized
12-114	216-222 CHERRY ST	14,418.6 x	out of character, under developed
12-115	119 N ADAMS ST	4,962.2 x	facade out of character
12-116	117 N ADAMS ST	3,305.0 x	better sign, clean flags, ground floor facade repair/rehab
12-117	115 N ADAMS ST	3,298.9 x	damaged tiles
12-118	109 N ADAMS ST	2,978.1 x	vacant upstairs, vacant upstairs
12-119	227 E WALNUT ST	5,254.3 x	vacant upstairs, vacant upstairs
12-120	225 E WALNUT ST	2,134.8	
12-121	217-221 E WALNUT ST	10,186.2 x	major face lift, better use
12-122	101 BLOCK N ADAMS ST	1,324.9 x	vacant upstairs, underutilized
12-123	216 E WALNUT ST	1,204.8 x	public space, under utilized
12-124	220 E WALNUT ST	1,210.3 x	public space, under utilized
12-125	222 E WALNUT ST	1,219.2 x	public space, under utilized
12-126	230 E WALNUT ST	1,500.1 x	public space, under utilized
12-127	224 E WALNUT ST	1,741.3 x	public space, under utilized
12-128	106 S ADAMS ST	9,519.3 x	off street parking, under utilized
12-129	118 S ADAMS ST	9,685.7 x	parking, under utilized retail space, Sheriff Dept., beat up facade
12-13	227-229 N WASHINGTON ST	4,315.9 x	facade repair, vacant second stories
12-130	118 S ADAMS ST	8,960.8 x	parking, under utilized retail space, Sheriff Dept., beat up facade
12-14	225 N WASHINGTON ST	2,369.8	
12-14-A	PINE ST	35,143.0 x	obsolete use-parking ramp on river
12-14-B	301 BLOCK N WASHINGTON S	2,543.0 x	warehouse on river/out of character use
12-15	223 N WASHINGTON ST	2,380.1	
12-16	221 N WASHINGTON ST	2,386.5 x	under developed
12-17	219 N WASHINGTON ST	2,392.7 x	under developed
12-18	217 N WASHINGTON ST	2,395.6 x	vacant
12-185	WASHINGTON ST	26,886.6 x	off street parking, under utilized, landscaping needed
12-185-1	DOTY ST	4,482.4	
12-186	126 S ADAMS ST	4,781.3 x	architecture-out of character, unsightly wires
12-187	128 S ADAMS ST	5,315.2 x	architecture-out of character, unsightly wires
12-188	132 S ADAMS ST	8,752.4 x	off street parking, under utilized
12-189	140 S ADAMS ST	8,960.3 x	off street parking, under utilized
12-19	215 N WASHINGTON ST	2,409.6 x	improve setback
12-190	139 S WASHINGTON ST	12,176.9 x	partial vacancy, lacks ground floor retail
12-190-A	131 S WASHINGTON ST	4,014.0 x	under utilized, major facade re-design, only one story
12-191	129 S WASHINGTON ST	4,683.7	
12-192	127 S WASHINGTON ST	3,882.1 x	inappropriate lighting, facade repair, better use on ground floor
12-20	213 N WASHINGTON ST	2,408.5 x	major facade work at top; underutilized second story
12-21	209-211 N WASHINGTON ST	4,786.6 x	facade out of character, brick restoration, under utilized 2nd st
12-22	205-207 N WASHINGTON ST	4,556.1 x	window rehab/paint
12-23	201 N WASHINGTON ST	5,454.3 x	new facade/out of character
12-24	127-131 N WASHINGTON ST	17,387.8 x	off street parking, under utilized
12-25	121-125 N WASHINGTON ST	17,709.7 x	off street parking, under utilized
12-26	115-117 N WASHINGTON ST	4,598.2 x	off street parking, under utilized
12-27	117 N WASHINGTON ST	6,489.8 x	off street parking, under utilized
12-28	113 N WASHINGTON ST	2,306.9 x	off street parking, under utilized
12-29	E WALNUT ST	9,880.0 x	off street parking, under utilized
12-30	111 N WASHINGTON ST	2,302.8 x	off street parking, under utilized
12-31	109 N WASHINGTON ST	2,309.1 x	off street parking, under utilized
12-32	107 N WASHINGTON ST	2,311.8 x	off street parking, under utilized
12-33	105 N WASHINGTON ST	2,314.3 x	off street parking, under utilized
12-34	103 N WASHINGTON ST	1,370.2 x	off street parking, under utilized
12-36	E WALNUT ST	4,550.0 x	off street parking, under utilized
12-37	101 E WALNUT ST	4,111.7 x	off street parking, under utilized
12-38-1	130 E WALNUT ST	10,029.7 x	south and west side facade out of character, north/east side facade
12-39	100-118 E WALNUT ST	25,267.0 x	off street parking, under utilized, landscaping needed
12-40	110 S WASHINGTON ST	5,085.4 x	off street parking, under utilized, landscaping needed
12-42-A	112-114 S WASHINGTON ST	5,126.4 x	off street parking, under utilized, landscaping needed
12-43	118 S WASHINGTON ST	22,022.6 x	off street parking, under utilized, landscaping needed
12-43-1	100 REAR S WASHINGTON ST	8,953.7	
12-43-2	100 REAR S WASHINGTON ST	23,918.1 x	off street parking, under utilized, landscaping needed
12-44	123-125 S WASHINGTON ST	7,265.2 x	face lift/repairs, cracked awnings, inappropriate lighting
12-46	121 S WASHINGTON ST	3,381.2 x	broken windows, facade repair, better signage
12-47	119 S WASHINGTON ST	3,375.0 x	some restoration work, ground level facade, better signage
12-48	111 S WASHINGTON ST	5,183.4 x	outdoor eating rehab/redesign

Table 1

TID No. 4 - Downtown
Blighting Conditions

PARCEL #	ADDRESS	AREA	DESCRIPTION
12-48-1	115-117 S WASHINGTON ST	14,592.6 x	rehab signage and facade
12-49	101 S WASHINGTON ST	6,551.7 x	outdoor seating rehab/redesign
12-50	102 N WASHINGTON ST	6,744.4 x	off street parking, under utilized
12-51	104 N WASHINGTON ST	3,451.9	
12-52	106 N WASHINGTON ST	5,176.4	
12-53	110-112 N WASHINGTON ST	6,588.8	
12-54	114 N WASHINGTON ST	3,449.3	
12-55	116 N WASHINGTON ST	7,739.2 x	off street parking, under utilized
12-57	120 N WASHINGTON ST	2,577.7 x	off street parking, under utilized
12-58	122 N WASHINGTON ST	5,120.8	
12-60	126 N WASHINGTON ST	5,068.2	
12-61	CHERRY ST	718.7	
12-62	210 CHERRY ST	2,336.2	
12-63	214 CHERRY ST	1,201.5 x	off street parking, under utilized
12-64	200 N WASHINGTON ST	7,793.1 x	off street parking, under utilized
12-65	204 N WASHINGTON ST	3,455.7	
12-66	206 N WASHINGTON ST	3,433.4	
12-67	208 N WASHINGTON ST	3,410.1	
12-68	210 N WASHINGTON ST	10,056.4 x	off street parking, under utilized
12-71	216 N WASHINGTON ST	3,382.6 x	parking, under utilized
13-1	200 S WASHINGTON ST	63,762.5 x	different parking, lack of landscaping
13-10	348 S WASHINGTON ST	7,559.9 x	facade needs face lift and rehab.
13-11	400 S ADAMS ST	34,379.3 x	vacant, stained brick, exposed garbage, old tires, wires and cables
13-14	422 S ADAMS ST	6,714.7	
13-15	428 S ADAMS ST	4,593.8 x	vacant and architecture out of character
13-16	434 S ADAMS ST	5,307.4 x	dumpsters visible
13-17	440 S ADAMS ST	3,234.7 x	dumpsters visible
13-18	229 CHICAGO ST	16,866.9 x	dumpsters visible
13-183	400 BLOCK S WASHINGTON S	135,176.9 x	under utilized/developed, set back inconsistent
13-183-2	500 REAR WASHINGTON ST	57,921.0	
13-184		20,993.6 x	removed in 1998, old steel plant
13-185	400-410 S WASHINGTON ST	22,293.8	
13-2	208 S WASHINGTON ST	37,391.2 x	off street parking, under utilization, re - develop
13-20	419 S WASHINGTON ST	12,124.0 x	out of character, faded awning, no side walk grass
13-21	415 S WASHINGTON ST	4,682.8 x	off street parking, under utilization
13-22	413 S WASHINGTON ST	5,477.0 x	off street parking, under utilization
13-23	409 S WASHINGTON ST	5,746.2 x	off street parking, under utilization
13-24	401 S WASHINGTON ST	4,935.0 x	facade needs face lift
13-26-A	218 STUART ST	27,464.3 x	wall of cement, weeds
13-3	220 S WASHINGTON ST	32,001.0	
13-36		1,406.8	
13-39	321 S WASHINGTON ST	73,416.6	
13-39	321 S WASHINGTON ST	46,587.8 x	blank wall face, asphalt/ no sidewalk grass, billboard, garbage
13-42-A	STUART ST	5,790.9	
13-43	200-220 S ADAMS ST	55,228.1 x	more landscaping at south end, hvac visible
13-49	234 S ADAMS ST	19,593.4 x	totally paved, hvac/heat units visible
13-50	235 WASHINGTON ST	9,352.8 x	under utilized
13-51	229 STUART ST	9,478.2 x	under utilized
13-53	211 S WASHINGTON ST	4,528.1 x	under utilized
13-54	205 S WASHINGTON ST	8,938.1 x	under utilized
13-55	201 S WASHINGTON ST	10,551.3 x	under utilized
13-8	112 STUART ST	12,347.5 x	transit center, redevelop, better utilize
13-8	310 S WASHINGTON ST	40,382.2 x	transit center, redevelop, better utilize
13-9	320 S WASHINGTON ST	48,410.8 x	over head power lines and structures over river
13-9-1	S WASHINGTON ST	28,225.3 x	transit center, redevelop, better utilize
15-189	WASHINGTON ST	8,189.0	
15-20	521 S ADAMS ST	12,991.8 x	no architectural character, lacks landscaping
15-23	501 S ADAMS ST	59,988.0 x	vacant, damaged awning and sign post, gravel lot, environment clean-up

Total Land Area:

1,536,430.9 sq. ft.
35.3 acres

Project Plan

A. Statement listing the kind, number and location of all proposed public works or improvements

Summarized below are the public works and related improvements proposed as part of TID 4. These activities were recommended as part of the Downtown Urban Design Plan which was completed in 1997. Careful consideration was given to maximizing the potential development of the downtown over the next seven years. Improvements will strengthen the downtown by creating high quality downtown villages and districts to assure a highly desirable urban center. Maps 6 and 7 depict the location of each proposed improvement as identified in the Urban Design Plan..

IMPROVEMENT # 1: MIXED-USE RESIDENTIAL DEVELOPMENT

Location: Northwest corner of Washington Street and Walnut Street (Map 6, Site 1)

Public Works or Improvements:

Special foundation costs, parking, utility relocation, boat slips and related landscaping/streetscaping as needed for development of the mixed use buildings

IMPROVEMENT # 2: MIXED-USE PARKING RAMP

Location: Northeast corner of Washington Street and Walnut Street (Map 6, Site 2)

Public Works or Improvements:

Utility relocation, on-site demolition and ramp design and construction required for development of a parking ramp having ground floor retail/office.

IMPROVEMENT #3: OFFICE DEVELOPMENT PROJECT

Location: Between the Fox River and Washington Street in the 100 block of South Washington Street (Map 6, Site 3)

Public Works or Improvements:

Land acquisition, utility relocation and parking ramp construction as needed to accommodate development of an office building

IMPROVEMENT #4: FOX RIVER PARKWAY PROJECT

Location: Completion and improvements of pedestrian access areas along the east shore of the Fox River throughout the TID (Map 6, Site 4)

Public Works or Improvements:

Lighting, landscaping, benches, paver bricks, etc. as needed to improve the Fox River pedestrian access areas.

IMPROVEMENT #5: OFFICE/RETAIL DEVELOPMENT

Location: Between the Fox River and Washington Street south of Crooks Street
(Map 6, Site 5)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #6: COMMERCIAL REDEVELOPMENT

Location: Southeast corner of Chicago Street and Adams Street (Map 6, Site 6)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #7: FOX THEATRE RENOVATION

Location: 117 South Washington Street (Map 6, Site 7)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #8: INFRASTRUCTURE IMPROVEMENTS

Location: Washington St. from Pine St. to Adams St. (Map 7, Site 1)

Public Works or Improvements:

Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation and streetscaping

Location: Adams Street from Pine St. to Mason St. (Map 7, Site 2)

Public Works or Improvements:

Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation and streetscaping

Location: Alley between Fox River and Washington St. and Pine St. to Cherry St. (Map 7, Site 3)

Public Works or Improvements:

Pavement reconstruction and utility relocation

Location: Alley between Washington St. & Adams St. from Cherry St. to Doty St. (Map 7, Site 4)

Public Works or Improvements

Pavement reconstruction, sanitary sewer, storm sewer and utility relocation

Location: Pine St. from Washington St. to Washington Way (Map 7 Site 5)

Public Works or Improvements:

Streetscape improvements

Location: Cherry St. from Fox River to Adams St. (Map 7, Site 6)

Public Works or Improvements:

Streetscape improvements

Location: Walnut St. from Fox River to Adams St. (Map 7, Site 7)

Public Works or Improvements:

Streetscape improvements

Location: Doty St. from Washington St. to Adams St. (Map 7, Site 8)

Public Works or Improvements:

Utility relocation and streetscape improvements

Location: Stuart St. from Washington St. to Adams St. (Map 7, Site 9)

Public Works or Improvements:

Pavement reconstruction, utility relocation and streetscape improvements

Location: Crooks St. from Fox River to Adams St. (Map 7, Site 10)

Public Works or Improvements:

Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation and streetscaping improvements

Location: Chicago St. from Washington St. to Adams St. (Map 7, Site 11)

Public Works or Improvements:

Utility relocation and streetscape improvements

Location: End of Crooks St. at Fox River (Map 7, Site 12)

Public Works or Improvements:

Relocation of high power line which spans the Fox River













Location: Throughout the TID

Public Works or Improvements:

Relocation of overhead powerlines to underground as needed

Tax Incremental District # 4 Project Plan: Map 7 - Infrastructure Improvements

 TID Boundary

-  Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation, and streetscaping
-  Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation, and streetscaping
-  Pavement reconstruction and utility relocation
-  Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation
-  Streetscape Improvements
-  Streetscape Improvements
-  Streetscape Improvements
-  Utility relocation and streetscape improvements
-  Pavement reconstruction, utility relocation, and streetscape improvements
-  Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation, and streetscaping
-  Utility relocation and streetscape improvements
-  Relocation of high power lines



500 0 500 Feet



Green Bay/Brown County Planning Commission
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B. Economic Feasibility

Background

Under Wisconsin Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of redevelopment projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created (base value). All taxes levied upon this incremental (or increased) value by the City, School District, County and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs.

All project expenditures must be made within seven years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered but for no longer than twenty-two years.

GREEN BAY MARKET

The City of Green Bay has many advantages for businesses to expand or relocate to the City. Green Bay is the third largest city in Wisconsin, located 114 miles north of Milwaukee, 204 miles north of Chicago and 280 miles east of Minneapolis/St. Paul.

Green Bay increased its population by 9.7 percent in the last decade. The metropolitan area (Brown County) grew by 11 percent, making its growth the second fastest in Wisconsin.

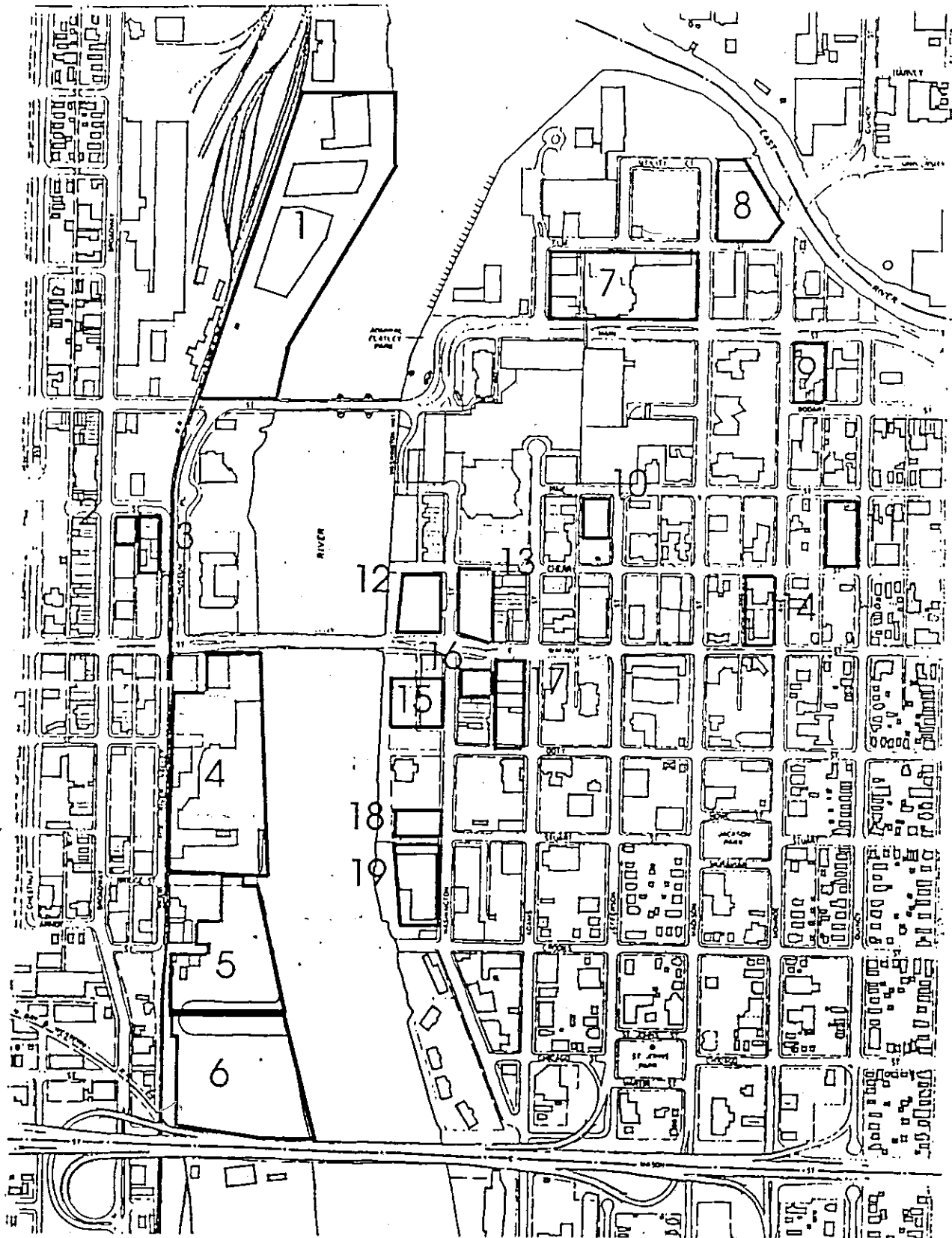
	<u>1990 Census</u>	<u>WI DOA 1997 EST.</u>
Green Bay population:	96,466	102,179
Metropolitan area population:	194,594	215,692

Green Bay serves as the retail, commercial, educational, and medical center of northeastern Wisconsin and the upper peninsula of Michigan. The City is also the transportation hub of the region, with excellent highway, air, rail and port connections.

The Central Business District is located on the banks of the Fox River and adjoining East River. Downtown Green Bay has not achieved its full potential and has adopted the Downtown Green Bay Design Plan prepared by Gould Evans Goodman Associates, L.C., of Kansas City, to guide future development for downtown Green Bay.

The Downtown Green Bay Design Plan is intended to serve the community as a vision and development framework that can guide action by not only government but most importantly by public/private partnerships, private sector corporations and organizations, community action groups, neighborhood groups and individual residents of the City of Green Bay.

Downtown Green Bay has a variety of development sites available for new construction and potential adoptive reuse projects. The City of Green Bay and local non-profit groups such as On Broadway Inc. and Downtown Green Bay Inc. (DGBI) are working cooperatively to market 19 potential development sites that are publicly and privately owned (see Map 8).



City of Green Bay
Available Sites in the Central Business District

- 1 Leicht's Dock
- 2 Broadway Hubbard
- 3 Accredited Cheese
- 4 Northwest Engineering
- 5 West Shore Fox River-north site
- 6 West Shore Fox River-south site
- 7 Convention Center
- 8 East River Site
- 9 Main Monroe

- 10 YMCA
- 11 200 North Quincy
- 12 Fox River Parking Lot
- 13 Cherry Street Parking Lot
- 14 Walnut-Monroe
- 15 100 South Washington
- 16 Bay Theater
- 17 100 South Adams
- 18 200 South Washington
- 19 Green Bay Transit

Tax Incremental Finance Districts have been a successful financing tool used by the City of Green Bay in the downtown area. For example, TID No. 1 was created January 1, 1978 and was closed December 31, 1996. An additional \$83 million (private investment) of incremental valuation was generated by the new development which has added \$32 million of increased tax revenue (over the life of the district).

The development sites listed in the Downtown Green Bay Design Plan and sites marketed by the City of Green Bay, On Broadway Inc., and DGBI will have a better chance of succeeding by establishing a Tax Increment Finance District in the designated downtown area. Competition from other area municipalities and townships for economic development projects makes it vital that the city create a Tax Increment District for Downtown Green Bay. The district would allow the City to continue to market affordable sites, develop waterfront properties, and provide the necessary infrastructure to stimulate development projects.

TIF Capacity Analysis

Wisconsin statutes establish a limit on the equalized property value that may be located within tax increment districts (TIF "capacity"). Two methods for determining that limit are defined in the statute. A municipality must meet the requirements of one of the two methods.

The City meets this requirement because the combined equalized value within all TIDs existing in the municipality is less than 7% of the total equalized value of the City. Using this method, the City of Green Bay capacity is as follows:

Tax Incremental Finance Capacity Analysis (January, 1997)

Equalized Value Of City of Green Bay	\$3,668,711,200
TIF Maximum (7% of City Value)	\$ 256,809,784
Total Value within Existing TID	\$ 40,740,100
Value within I-43 TID	\$ 14,124,868
Remaining Capacity for Future TIF Districts	\$ 201,944,816

Capacity for creation of new tax increment districts in the City of Green Bay is more than satisfactory to permit creation of the proposed TID 4. The equalized value of property within TID 4 is estimated to be \$21,877,902 which leaves a capacity of \$180,066,914.

Projection of future tax increments

The TID Plan anticipates a number of projects being implemented over the first seven years of the tax incremental financing life. All projects are in conformance with the Downtown Green Bay Design Plan and will contribute to a stabilizing property value within the TID. Those stable values will assure growth of the increments needed to repay debt caused by financing public improvements.

To approximate future tax increments which are expected to be generated through creation of a tax increment district, planned private, assessable investment was estimated. This estimate has been separated into two categories. The first is the Mixed-Use Residential Project (Map 6, Site 1) and the second includes all planned projects as shown on Map 6 including Site 1. The reason for this is that the probability of the Mixed-Use Residential Project being implemented is quite good. A developer has been selected and the project will commence once the public financing is in place and the lender-required pre-sale of condominiums within the project is met. The remaining projects are more speculative in that no specific developers have been identified.

Mixed-Used Residential Project Only

The Mixed-Use Residential Project includes development of a 40-unit residential condominium along the Fox River and a mixed-use retail, hotel and residential building along Washington Street. Architect's estimates for project costs derive an estimated assessable value of \$19,850,000. Tax increment expected from development of this project are estimated as follows:

Year	TID Value *	Tax Increment	Year	TID Value *	Tax Increment
1	20,039,234	34,510	12	54,225,882	1,060,109
2	35,640,411	502,545	13	55,852,659	1,108,913
3	41,559,623	680,122	14	57,528,238	1,159,180
4	42,806,412	717,525	15	59,254,085	1,210,956
5	44,090,604	756,051	16	61,031,708	1,264,284
6	45,413,323	795,733	17	62,862,659	1,319,213
7	46,775,772	836,605	18	64,748,539	1,375,789
8	48,178,994	878,703	19	66,690,995	1,434,063
9	49,624,364	922,064	20	68,691,725	1,494,085
10	51,113,095	966,726	21	70,752,477	1,555,907
11	52,646,487	1,012,728	22	72,875,051	1,619,584

* Includes an estimated 3% annual increase

Appendix "C" provides a complete pro-forma spreadsheet for the TID with the assumption that the Mixed-Use Residential Project is the only new development. Using the following assumptions, TIF should support the public expenditures required for this project and result in substantial development within the downtown:

TID Pro-forma Assumptions:

1. Tax receipts are expected to increase at a conservative 3% per year.
2. New development will add \$19,850,000 of assessed value within the first three years which creates the tax increment for the project.
3. Interest income on saving balance is projected at 6% annually.
4. Bond interest rate is estimated at 8% for both the 1998 and 1999 bond issue.
5. Tax increment assumes a \$30.00 per \$1,000 assessed value.

As shown in Appendix "C", the proposed Mixed-Use Residential Project will be successfully financed by TIF and may close out before the 22 year allowable term.

All Planned Projects

To assure TID project tax increments are adequate to support public costs for the proposed redevelopment activities, public projects will be implemented (and related costs incurred) once it is determined that private taxable investment is sufficient to generate tax increment capable of repaying debt for the public projects. Taking this approach requires projecting an implementation timetable. The proposed public and private activities and related timetable is found in Table 2.

Appendix "D" provides a spreadsheet which shows that if development occurs as projected in Table 2, there will be adequate tax increment to retire the public debt for the projects. Listed below is the projected tax increment to be received:

Year	TID Value *	Tax Increment
1	20,039,234	34,510
2	35,640,411	502,545
3	43,559,623	740,122
4	86,866,412	2,039,325
5	99,472,404	2,417,505
6	102,456,577	2,507,030
7	105,530,274	2,559,241
8	108,696,182	2,694,218
9	109,957,068	2,732,045
10	113,255,780	2,831,006
11	116,653,453	2,932,937

Year	TID Value *	Tax Increment
12	120,153,057	3,037,925
13	123,757,648	3,146,062
14	127,470,378	3,257,444
15	131,294,489	3,372,168
16	135,233,324	3,490,333
17	139,290,323	3,612,043
18	143,469,033	3,737,404
19	147,773,104	3,866,526
20	152,206,297	3,999,522
21	156,772,486	4,136,508
22	161,475,661	4,277,603

* Includes an estimated 3% annual increase

Public/private partnerships are expected to be created to fulfill the development activities projected within the TID 4 Plan. As those partnerships form, public borrowing will take place and projects implemented. Therefore, tax increments will be sufficient to assure successful TID 4 Plan project improvements.

TABLE 2

TID 4 Public Investment Summary

29-Sep-97

Project/Activities	Location	Estimated Cost	Projected Date
Mixed-Use Residential	Map 6, Site 1		1998 - 1999
Foundation Costs		799,000	
Garage, Bridge, Partial Ramp & Interior Street		2,070,000	
Underground Parking (beneath Washington St. Building)		720,000	
Underground Parking (beneath Waterfront Condos)		1,155,000	
Remodel Existing Parking Ramp/Booths		62,000	
Boat Slips		400,000	
Plaza Finishing & Landscaping		247,000	
Cherry Street Park Construction		54,000	
Dockside Landscaping		50,000	
Streetscape & Lighting		45,000	
Utility Relocation		262,000	
	PROJECT TOTAL:	5,864,000	
Town Square Mixed-Use Parking Ramp	Map 6, Site 2		2001 - 2002
Utility Relocation		12,000	
Demolition, Design & Construction		6,900,000	
	PROJECT TOTAL:	6,912,000	
Office Development	Map 6, Site 3		2000 - 2001
Land Acquisition		400,000	
Utility Relocation		150,000	
Parking Lot Construction		2,500,000	
	PROJECT TOTAL:	3,050,000	
Fox River Walkway	Map 6, Site 4		1999 - 2000
Construction - Lighting, Landscaping, Benches, etc.		194,000	
	PROJECT TOTAL:	194,000	
Infrastructure Improvements:			
Washington St. from Pine to Adams Streets	Map 7, Site 1		2002 - 2003
Pavement Reconstruction		615,000	
Sanitary Sewer		185,000	
Storm Sewer		373,000	
Water		347,000	
Utility Relocation		4,000	
Streetscape		782,000	
	PROJECT TOTAL:	2,306,000	
Adams St. from Pine to Mason Streets	Map 7, Site 2		2003
Pavement Reconstruction		560,000	
Sanitary Sewer		113,000	
Storm Sewer		353,000	
Water		315,000	
Utility Relocation		3,000	
Streetscape		749,000	
	PROJECT TOTAL:	2,093,000	
Alley Between Fox River & Washington St.- Pine St. to Cherry St.	Map 7, Site 3		2003
Pavement Reconstruction		20,000	
Utility Relocation		17,000	
	PROJECT TOTAL:	37,000	
Alley Between Washington St. & Adams St.- Cherry St. to Doty St.	Map 7, Site 4		2002 - 2003
Pavement Reconstruction		46,000	
Sanitary Sewer		5,000	
Storm Sewer		60,000	
Utility Relocation		15,000	
	PROJECT TOTAL:	126,000	

Pine St. from Washington Way to Washington St. Streetscape	Map 7, Site 5	26,000	2000 - 2001
	PROJECT TOTAL:	26,000	
Cherry St. from Fox River to Adams St. Streetscape	Map 7, Site 6	92,000	1999 - 2000
	PROJECT TOTAL:	92,000	
Walnut St. from Fox River to Adams St. Streetscape	Map 7, Site 7	72,000	1999 - 2000
	PROJECT TOTAL:	72,000	
Doty St. from Washington St. to Adams St. Utility Relocation Streetscape	Map 7, Site 8	8,000	2002 - 2003
	PROJECT TOTAL:	39,000	
Stuart St. from Washington St. to Adams St. Pavement Reconstruction Utility Relocation Streetscape	Map 7, Site 9	6,000	2002 - 2003
	PROJECT TOTAL:	35,000	
Crooks St. from Fox River to Adams St. Pavement Reconstruction Sanitary Sewer Storm Sewer Water Utility Relocation Streetscape	Map 7, Site 10	49,000	2002 - 2003
	PROJECT TOTAL:	90,000	
Chicago St. from Washington St. to Adams St. Utility Relocation Streetscape	Map 7, Site 10	70,000	2002 - 2003
	PROJECT TOTAL:	79,000	
Relocation of Overhead Powerlines Utility Relocation Across Fox River Other Utilities Underground	Map 7, Site 11	121,000	2002 - 2003
	PROJECT TOTAL:	48,000	
	Map 7, Site 11	1,000	1998 - 2003
	PROJECT TOTAL:	47,000	
	Map 7, Site 12	366,000	2002 - 2003
	PROJECT TOTAL:	2,000	
	Map 7, Site 12	57,000	1998 - 2003
	PROJECT TOTAL:	59,000	
	Map 7, Site 12	1,853,000	1998 - 2003
	PROJECT TOTAL:	2,870,000	
	Map 7, Site 12	4,723,000	1998 - 2003
	PROJECT TOTAL:	4,723,000	
TIF 4 TOTAL:		26,057,000	

C. Description of the Methods of Financing All Estimated Project Costs and Time When the Costs or Monetary Obligations are to be Incurred

The City may use a variety of financing methods to implement TID 4 activities including redevelopment bonds, lease-revenue bonds, and general obligation bonds. Additionally, should grant opportunities be available, the City may apply for such assistance to reduce public borrowing and allow for more rapid close-out of TID 4.

The amounts and time frames for borrowing could vary; however, projections are outlined in Appendices "C" and "D". Interest costs of the borrowings can vary from time. The interest rates used in the Financing Pro-Forma in Appendix "C" and "D" are the best current estimates available. The total interest is based on the district life with repayment scheduled to end 22 years after inception of the district. Total interest costs are projections only. Should conditions warrant during the life of TID 4, the City may elect to refinance the outstanding debt issued in order to take advantage of lower interest rates.

The spreadsheets found in Appendices "C" and "D" assume all public project costs being financed through bonds. Not included within the spreadsheet is income which may be generated by various projects which could include lease payments, parking revenues, land sale revenues, etc. Should these income revenues be received, they will be used to reduce the tax increment finance related debt to the City.

Interest earnings from available cash balances will be credited to the district each year based on the City's existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46, and other sections as may be appropriate.

As can be reasonably determined from data contained in Appendix "C" and "D", the district may be sufficiently funded to pay off debt balances before the required legal termination of the district. If this should occur, distribution of surplus funds will be made in accord with existing State Statutes.

D. Detailed List of Project Costs

Table 2 provides a detailed listing of estimated public improvement costs. Project locations may be found on Maps 6 and 7. In addition, it is anticipated that the City will expend funds each year for the first seven years on project administration which may include salaries and fringe benefits, management and marketing of the TID as well as bond issuance related expenses.

E. Promotion of Orderly Growth

This Tax Increment District 4 Plan has been developed in compliance with a number of planning documents which have been prepared to guide orderly development within the City of Green Bay and surrounding Brown County. The "Green Bay Wisconsin Comprehensive Plan" discusses the importance of downtown stability in relation to future growth of the City. Similarly, the recently completed "Comprehensive Land-use/Transportation Plan: 2020" for Brown County identifies the importance of a healthy downtown Green Bay for the orderly growth of Brown County. Finally, the "Downtown Green Bay Design Plan", completed in 1997, addresses the conditions and potentials for redevelopment of Green Bay's city center. Each of these documents were reviewed during preparation of this TID 4 Plan with the "Downtown Green Bay Design Plan" defining the proposed projects that have been included. Orderly growth is promoted by the TID 4 Plan.

F. Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

A number of City of Green Bay regulatory documents were reviewed with respect to the projects proposed within this TID 4 Plan including:

- 1-Master Plan
- 2-Official Map
- 3-Zoning Codes
- 4-Building Codes

Summarized below is a discussion of findings.

MASTER PLAN

The City Plan Commission and Common Council have adopted the "Downtown Green Bay Design Plan" with the "Green Bay Wisconsin Comprehensive Plan", per 62.23 (3) Wis Statutes in 1997.

The "Downtown Green Bay Design Plan" is supportive of and complimentary to the previously-adopted plans listed below. Where the recommendations in the downtown plan may be in conflict with a previously-adopted plans, the "Downtown Green Bay Design Plan" shall take precedence. Interpretations of intended use(s), if necessary, shall be done by the Plan Commission.

- a. 1979 Green Bay Wisconsin Comprehensive Plan, as amended
- b. 1983 Tax Increment District #2 Plan
- c. 1993 Broadway Plan
- d. 1995 Green Bay Comprehensive Waterfront Plan
- e. 1996 Brown County Land Use and Transportation Plan

OFFICIAL MAP

All streets within the TID 4 Plan area are included on the Official Map for the City of Green Bay as adopted subdivisions. In addition, a 50' wide area along the eastern shore of the Fox River within TID #4 was also adopted on the official map by Planning Ordinance 12-90 to be used as public parkway. No changes are expected. However, if redevelopment projects warrant a change, the City will take the required procedural actions to review such amendments.

ZONING

The "Downtown Green Bay Design Plan" recommends that non-residential land uses within redevelopment areas be designated as a Planned Commercial Development (PCD overlay) District. This district will cover both the east and west sides of the City's downtown encompassing the area bounded by the East River, Mather Street, Mason Street, Ashland Avenue, and Webster Avenue. The PCD overlay district may include the following:

- a. This PCD is to be used to identify non-residential uses only.
- b. Future non-residential development and redevelopment uses shall be governed by PCD Districts to be established on a project by project basis.
- c. Non-residential development, not specifically identified in the Downtown Plan, may be approved pursuant to existing zoning regulations, after review by the Planning Director.

- d. Residential development will be regulated by existing zoning regulations for those uses.
- e. Lot area, density, setback, parking and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PCD.
- f. A 50' wide special waterfront setback which has been adopted city-wide per 13.177 may be altered if so approved as part of a PCD

BUILDING CODES

Building codes for the City of Green Bay will not be changed to accommodate TID 4 activities.

G. Estimated Non-Project Costs

There are no non-project costs associated with the proposed TID projects.

H. Proposed Method for Relocation of Any Persons to Be Displaced

Displacement pursuant to Wisconsin Statute occurs when municipal funds cause the relocation of occupants of property. Displacement may occur to prepare underdeveloped and or deteriorated sites for new development. Should such actions be necessary, the occupants of these properties will be provided relocation assistance pursuant to State Statutes. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF or by the City of Green Bay.

APPENDIX "A"

**DESCRIPTION OF
TAX INCREMENTAL DISTRICT NUMBER 4
CITY OF GREEN BAY BROWN COUNTY WISCONSIN**

That part of Lots 1 and 2, of the Certified Survey Map recorded in Volume 15 Page 407 Brown County Records being part of Private Claim 2, East Side of the Fox River (also known as vacated Lots 21 and 22, Plat of Navarino):

Also that part of Lots 6 through 20, and that part of Lots 23 through 32, and that part of Lots 45 through 57, Plat of Navarino, which includes; part of Lots 1, 2 and Outlot 1 of the Certified Survey Map recorded in Volume 22 page 122 being part of said Lots 18 and 19 Plat of Navarino; also includes all of Bellin Building Condominium which is part of said Lots 16 and 17 Plat of Navarino):

Also that part of Lots 1 through 3 Block 1, that part of Lots 1 through 6 Block 2, that part of Lots 1 through 8 Block 3, that part of Lots 1 through 8 Block 4, that part of Lots 1 through 6 Block 5, that part of Lots 1 through 16 Block 8, that part of Lots 1 through 16 Block 9, that part of Lots 1 through 12 Block 10, that part of Lots 1 through 6 Block 11, that part of Lots 1 through 5, and that part of Lots 11 through 16 Block 16, Plat of Astor; also a triangular shaped parcel in Plat of Astor bounded on the north by Chicago Street on the east by Adams Street and on the west by Washington Street, which includes; that part of Lots 1, 2 and Outlot 1 of the Certified Survey Map recorded in Volume 22 page 122 being part of said Lots 1 through 3 Block 1, Plat of Astor; Lots 1, 2 and Outlot 1 of the Certified Survey Map recorded in Volume 21 page 123 being part of said Lots 1 through 6 Block 2 Plat of Astor; Lots 1 and 2 of the Certified Survey Map recorded in Volume 29 page 206 being part of said Lots 1 through 8 Block 4 and Lots 1 through 6 Block 5 and vacated Chicago Street, Plat of Astor; Lots 1 and 2 of the Certified Survey Map recorded in Volume 22 page 10 being part of said Lots 1 through 5 and Lots 11 through 16 Block 16 Plat of Astor:

Also that part of any dedicated and vacated street or alley right-of-way adjacent to the lands described above:

All located in the City of Green Bay Brown County, Wisconsin more particularly described as follows:

Beginning at the intersection of the centerline of Pine Street right-of-way and the combined pierhead and bulkhead line of the Fox River as defined by points K and L on the U.S. Corps of Engineers, Green Bay Harbor Lines map of 1940; thence S29°-05'-11"W 1829.73 feet along said combined pierhead and bulkhead line to said Point L; thence continuing along said bulkhead line S19°-18'-20"W 148.47 feet to a point LL; thence continuing along said bulkhead line S11°-18'-53"W 497.54 feet to point MM; thence continuing along said bulkhead line S10°-16'-47"W 686.00 feet to point M; thence continuing along said bulkhead line S14°-24'-37"W 133.32 feet to the intersection with

the centerline of the existing East Mason Street right-of-way; thence N63°-40'-35"W 774.14 feet; thence N26°-19'-17"E 454.45 feet to the centerline of the Chicago Street right-of-way; thence N63°-40'-03"W 353.97 feet along said centerline of Chicago Street to the centerline of Adams Street right-of-way; thence N26°-23'-03"E 1501.73 feet along said centerline of Adams Street to the centerline of Doty Street right-of-way; thence continuing along said centerline of Adams Street N26°-23'-50"E 1154.60 feet; thence N63°-36'-10"W 40.00 feet to a point on the south line of Lot 2 of the Certified Survey Map recorded in Volume 10 page 79; thence S71°-23'-45"W 40.21 feet along the south line of last said Lot 2; thence continuing along said south line N63°-36'-10"W 283.58 feet; thence continuing along said south line N18°-36'-10"W 40.21 feet; thence N63°-36'-09"W 31.63 feet to a point on the original centerline of Washington Street; thence N26°-23'-51"E 133.21 feet along said centerline of Washington Street to said centerline of Pine Street; thence N63°-32'-22"W 287.23 feet along said centerline of Pine Street to the point of beginning.

Parcels affected being Brown County tax parcel numbers: 12-48, 12-48-1, 12-13, 12-14, 12-14-A, 12-14-B, 12-15, 12-16, 12-17, 12-18, 12-19, 12-20, 12-21, 12-22, 12-23, 12-24, 12-25, 12-26, 12-27, 12-28, 12-29, 12-30, 12-31, 12-32, 12-33, 12-34, 12-35, 12-36, 12-37, 12-39, 12-40, 12-42-A, 12-43, 12-43-1, 12-43-2, 12-38-1, 12-38-2, 12-38-3, 12-38-4, 12-38-5, 12-38-6, 12-38-7, 12-38-8, 12-38-9, 12-38-10, 12-44, 12-46, 12-47, 12-49, 12-123, 12-124, 12-125, 12-126, 12-127, 12-128, 12-129, 12-130, 12-50, 12-51, 12-52, 12-53, 12-54, 12-55, 12-57, 12-58, 12-60, 12-61, 12-62, 12-63, 12-114, 12-115, 12-116, 12-117, 12-118, 12-119, 12-120, 12-121, 12-122, 12-64, 12-65, 12-66, 12-67, 12-68, 12-71, 12-107, 12-108, 12-109, 12-110, 12-111, 12-112, 12-185, 12-185-1, 13-1, 13-2, 13-3, 13-6, 13-8, 13-9, 13-9-1, 13-10, 13-183, 13-183-2, 13-185, 13-11, 13-14, 13-15, 13-16, 13-17, 13-18, 13-20, 13-21, 13-22, 13-23, 13-24, 13-28-A, 13-39, 13-42-A, 13-43, 13-49, 13-50, 13-51, 13-53, 13-54, 13-55, 12-186, 12-187, 12-188, 12-189, 12-190, 12-190-A, 12-191, 12-192, 15-20, 15-23 and 15-169.

APPENDIX "B"

TID No. 4 - Downtown Assessed Values (1996)			
PARCEL #	ADDRESS	OWNER	ASSESSED VALUE
12-107	211-215 N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-108	207-211 N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-109	N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-110	227 CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-111	225 CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-112	221 CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-114	216-222 CHERRY ST	ASSOCIATED KELLOGG BANK	589,800.00
12-115	119 N ADAMS ST	PAULS CARRIAGE INN INC	163,800.00
12-116	117 N ADAMS ST	PAUL J MAY JR	96,000.00
12-117	115 N ADAMS ST	ROBERT P SANDERSON	79,800.00
12-118	109 N ADAMS ST	MARY T SCHWANTES	
12-119	227 E WALNUT ST	MARY T SCHWANTES	
12-120	225 E WALNUT ST	MARY T SCHWANTES	
12-121	217-221 E WALNUT ST	CALLAHAN ROBERT J & JOAN C REVOCABLE TRUST ETAL	
12-122	101 BLOCK N ADAMS ST	MARY T SCHWANTES ETAL	
12-123	216 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-124	220 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-125	222 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-126	230 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-127	224 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-128	106 S ADAMS ST	VANDRISSE PHOEBE M REVOCABLE LIVING TRUST	63,700.00
12-129	116 S ADAMS ST	VANDRISSE JOSEPH & SARAH CHARITABLE TRUST ETAL	143,000.00
12-13	227-229 N WASHINGTON ST	DALE D & ROBERTA A FULLER	126,300.00
12-130	118 S ADAMS ST	VANDRISSE JOSEPH & SARAH CHARITABLE TRUST ETAL	190,400.00
12-14	225 N WASHINGTON ST	DALE D & ROBERTA A FULLER	56,500.00
12-14-A	PINE ST	GREEN BAY CITY OF	
12-14-B	301 BLOCK N WASHINGTON ST	WISCONSIN MALL PROPERTIES LLC	13,600.00
12-15	223 N WASHINGTON ST	DALE D & ROBERTA A FULLER	61,900.00
12-16	221 N WASHINGTON ST	MALONEYS INC	17,300.00
12-17	219 N WASHINGTON ST	MALONEYS INC	17,300.00
12-18	217 N WASHINGTON ST	ROBERT VANDERZANDEN ETAL	96,700.00
12-185	WASHINGTON ST	GARY T & GINA M DECASTER	150,200.00
12-185-1	DOTY ST	GREEN BAY CITY OF	
12-186	126 S ADAMS ST	GEURTS GARY F & PATRICIA M REVOCABLE TRUST	84,500.00
12-187	128 S ADAMS ST	GEURTS GARY F & PATRICIA M REVOCABLE TRUST	40,600.00
12-188	132 S ADAMS ST	GREEN BAY CITY OF	
12-189	140 S ADAMS ST	FREDERICK J MOHR	59,600.00
12-19	215 N WASHINGTON ST	RICHARD W & CATHERINE E STRONG	67,700.00
12-190	139 S WASHINGTON ST	GARY T & GINA M DECASTER	935,800.00
12-190-A	131 S WASHINGTON ST	GEORGE A & JUDITH A RANK	38,700.00
12-191	129 S WASHINGTON ST	JAMES D KARMAN	134,500.00
12-192	127 S WASHINGTON ST	OWEN F MONFILS	120,500.00
12-20	213 N WASHINGTON ST	ROBERT L COWLES JR	103,600.00
12-21	209-211 N WASHINGTON ST	QUINN PATRICK D & GAIL E REVOCABLE TRUST	153,100.00
12-22	205-207 N WASHINGTON ST	DONNA K MUENSTER	168,300.00
12-23	201 N WASHINGTON ST	FRANKENTHAL LEMIEUX JOINT VENTURE	145,900.00
12-24	127-131 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-25	121-125 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-26	115-117 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-27	117 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-28	113 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-29	E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-30	111 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-31	109 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-32	107 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-33	105 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-34	103 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-36	E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-37	101 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-38-1	130 E WALNUT ST	REALTY DEV CORP	123,900.00
12-39	100-118 E WALNUT ST	GREEN BAY CITY OF	
12-40	110 S WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-42-A	112-114 S WASHINGTON ST	GREEN BAY CITY OF	
12-43	118 S WASHINGTON ST	GREEN BAY CITY OF	
12-43-1	100 REAR S WASHINGTON ST	GREEN BAY CITY OF	
12-43-2	100 REAR S WASHINGTON ST	GREEN BAY CITY OF	
12-44	123-125 S WASHINGTON ST	THOMAS K LUECKE ETAL	219,800.00
12-46	121 S WASHINGTON ST	MARK J & JOSEPH A MISZKIEWICZ ETAL	45,200.00
12-47	119 S WASHINGTON ST	MARK R SECORA	77,300.00
12-48	111 S WASHINGTON ST	KIM P KRAMER	94,000.00

TID No. 4 - Downtown			
Assessed Values (1996)			
PARCEL #	ADDRESS	OWNER	ASSESSED VALUE
12-48-1	115-117 S WASHINGTON ST	STANDARD THEATRES INC	380,500.00
12-49	101 S WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-50	102 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-51	104 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-52	106 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-53	110-112 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-54	114 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-55	116 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-57	120 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-58	122 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-60	126 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-61	CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-62	210 CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-63	214 CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-64	200 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-65	204 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-66	206 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-67	208 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-68	210 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-71	216 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
13-1	200 S WASHINGTON ST	RIVERWALK PLAZA INC	2,409,200.00
13-10	348 S WASHINGTON ST	JOSEPH A MISZKIEWICZ	79,600.00
13-11	400 S ADAMS ST	DENIL JOSEPH G CHILDRENS TRUST	452,600.00
13-14	422 S ADAMS ST	DENIL JOSEPH G CHILDRENS TRUST	8,200.00
13-15	428 S ADAMS ST	RICHARD & JEANETTE JUBERT	71,800.00
13-16	434 S ADAMS ST	CADILLAC REAL ESTATE CORP	14,100.00
13-17	440 S ADAMS ST	CADILLAC REAL ESTATE CORP	13,900.00
13-18	229 CHICAGO ST	CADILLAC REAL ESTATE	381,400.00
13-183	400 BLOCK S WASHINGTON ST	WASHINGTON PARK PARTNERS	964,100.00
13-183-2	500 REAR WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
13-184			0.00
13-185	400-410 S WASHINGTON ST	CHAMBER OF COMMERCE GREEN BAY AREA	227,000.00
13-2	208 S WASHINGTON ST	GREEN BAY CITY OF	
13-20	419 S WASHINGTON ST	INSURANCE ASSOC INVESTMENT LLC	159,500.00
13-21	415 S WASHINGTON ST	JEFFREY C & DIANE N BEINLICH	114,700.00
13-22	413 S WASHINGTON ST	JEFFREY C & DIANE N BEINLICH	26,400.00
13-23	409 S WASHINGTON ST	PATRICK F & BARBARA H CONIFF	26,100.00
13-24	401 S WASHINGTON ST	PATRICK F & BARBARA H CONIFF	46,500.00
13-28-A	218 STUART ST	BROWN COUNTY ADMIN COURTS & FUTURE SENIOR CENTER	
13-3	220 S WASHINGTON ST	GREEN BAY CITY OF	
13-36			
13-39	321 S WASHINGTON ST	DOWNTOWNER MOTEL INC ETAL	
13-39	321 S WASHINGTON ST	DOWNTOWNER MOTEL INC ETAL	2,020,000.00
13-42-A	STUART ST	GREEN BAY CITY OF	
13-43	200-220 S ADAMS ST	PEOPLES MARINE BANK	1,531,000.00
13-49	234 S ADAMS ST	COLONIAL SAVINGS	353,200.00
13-50	235 WASHINGTON ST	PEOPLES MARINE BANK	191,000.00
13-61	229 STUART ST	PEOPLES MARINE BANK	65,600.00
13-53	211 S WASHINGTON ST	PEOPLES MARINE BANK	30,400.00
13-54	205 S WASHINGTON ST	PEOPLES MARINE BANK	59,800.00
13-55	201 S WASHINGTON ST	PEOPLES MARINE BANK	87,700.00
13-6	112 STUART ST	GREEN BAY CITY OF	
13-8	310 S WASHINGTON ST	GREEN BAY CITY OF	
13-9	320 S WASHINGTON ST	WISCONSIN PUBLIC SERVICE CORP	
13-9-1	S WASHINGTON ST	GREEN BAY CITY OF	
15-169	WASHINGTON ST	GREEN BAY CITY OF FIRE STATION 1	
15-20	521 S ADAMS ST	K J J PROPERTIES	144,100.00
15-23	501 S ADAMS ST	K J J PROPERTIES	193,900.00
		Total Assessed Value:	14,513,300.00

APPENDIX "C"

TID#4 - PRO-FORMA - MIXED-USE RESIDENTIAL

Original Estimates	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Bond/Note Proceeds	0	5,600,000	1,300,000										
Tax Increment Receipts	0	26,517	490,379	688,848	730,381	765,561	801,590	838,700	876,924	918,284	958,845	998,813	1,041,834
Interest Earned	0	0	985	9,009	5,802	4,440	5,094	12,150	21,656	34,439	50,138	69,210	91,934
Non-Tax Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	0	5,626,517	1,791,380	705,629	736,383	770,001	806,685	850,851	898,780	950,732	1,006,982	1,067,823	1,133,568

Real Property Acquisition	0												
Res./Bus. Replacement Pymt.	0												
Moving Expense Payment	0												
Demolition/Site Preparation	0												
Public Works	0												
Street Construction	0												
Utility Construction	0	282,000											
Landscaping	0		351,000										
Streetscape Improvements	0		45,000										
Misc. Public Works	0												
Building Foundation	0	790,000											
Garage, Bridge, Interior Street	0	2,070,000											
Parking Structure/Ramp Imp	0	1,937,000											
Seal Docks	0	400,000											
Administration	0	65,000											
Bond Insurance Costs	0	116,000											
Total Project Expenses	0	5,249,000	887,000	70,000	70,000	70,000	70,000	0	0	0	0	0	0

Bond Payments		581,100	689,087	689,087	689,087	689,087	689,087	689,087	689,087	689,087	689,087	689,087	689,087
Total Expenses	0	5,249,000	887,000	70,000	70,000	70,000	70,000	0	0	0	0	0	0
Excess Revenue/(Deficiency)	0	16,417	215,273	-81,537	-53,457	-22,704	117,508	161,784	208,693	261,645	317,695	378,737	444,482
Available Cash	0	18,417	231,899	189,183	96,896	73,932	202,804	364,289	673,962	835,607	1,163,602	1,632,238	1,976,720

Assessed Value

New Devel. Assess. Value	0		15,000,000										
Current Assessed Value	14,513,800	15,397,880	30,859,621	37,734,472	38,868,508	40,032,501	41,233,476	42,470,481	43,744,595	45,056,933	46,408,641	47,800,900	49,234,927
Base Assessed Value	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800
TIF Increment	0	884,080	16,345,821	22,121,610	24,354,708	25,518,701	26,719,678	27,958,681	29,239,795	30,563,133	31,934,841	33,357,100	34,821,127
% Change in Assessed Value	0.00	0.06	1.13	1.32	1.60	1.78	1.84	1.93	2.01	2.10	2.20	2.29	2.39

ASSUMPTIONS

Tax Receipts are projected using a 3% annual increase
 New development having an assessed value of \$10.85 million
 Interest income is projected using a 5% interest rate
 Bond interest is projected using 6%
 Tax increment assumes \$30 per \$1,000 value in first year

APPENDIX "D"

TID#4 - PRO-FORMA - ALL PLANNED PROJECTS

Original Estimates	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Bond/Note Proceeds	0	6,900,000	1,000,000	4,700,000	6,500,000	4,000,000				
Tax Increment Receipts	0	26,517	480,375	723,648	2,452,035	2,539,859	2,627,881	2,719,780	2,754,435	2,850,131
Interest Earned	0	0	11,520	60,832	87,772	88,845	149,049	118,299	92,278	66,775
Non-Tax Revenue	0	0	0	0	0	0	0	0	0	0
Total Revenue	0	6,926,517	2,101,895	5,484,480	9,019,807	6,627,503	2,775,930	2,838,079	2,846,714	2,916,906
Mixed-Use Residential	0	5,884,000								
Mixed-Use Parking Ramp	0			6,912,000						
Office Development	0		3,050,000							
Four River Walkway	0		194,000							
Infrastructure Improvements	0									
Washington St	0									
Adams St	0									
Alley Reconstruction	0									
Pine St	0									
Cherry St	0									
Walnut St	0									
Dohy St	0									
Stuart St										
Crooks St										
Chicago St										
Reloc. Overhead Powerlines										
Administration	0	65,000	85,000	1,000,000	2,723,000	70,000				
Bond Insurance Costs	0	138,000	32,000	188,000	150,000	60,000	0	0	0	0
Total Project Expenses	0	6,067,000	455,000	4,240,000	5,828,000	2,369,000	0	0	0	0
Bond Payments	667,515	825,037	1,296,760	2,156,128	2,840,508	3,271,762	3,271,762	3,271,762	3,271,762	3,271,762
Total Expenses	0	6,067,000	455,000	4,240,000	5,828,000	2,369,000	0	0	0	0
Excess Revenue/(Deficiency)	0	192,001	621,857	-52,310	351,298	966,742	-495,832	-433,883	-425,048	-354,855
Available Cash	0	192,001	1,013,849	1,129,534	1,480,742	2,467,484	1,971,652	1,537,869	1,112,921	768,066
Assessed Value										
New Devel. Assets Value	0	15,307,800	30,859,871	81,784,472	12,000,000	90,135,755	102,108,828	105,173,123	106,328,317	100,518,169
Current Assessed Value	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800
Base Assessed Value	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800
TIF Increment	0	863,800	18,345,821	24,121,610	61,734,508	84,621,955	87,598,028	90,659,323	91,814,517	95,004,366
% Change in Assessed Value	0.00	6.09	112.62	168.20	583.15	583.04	603.54	624.84	637.80	654.58

ASSUMPTIONS

Tax Receipts are projected using a 3% annual increase
 New development having an assessed value of \$75.85 million within first 5 years
 Interest income is projected using a 6% interest rate
 Bond interest is projected using 6% fixed for balance of TID life
 Tax increment assumes \$30 per \$1,000 value in first year.



TITLETOWN USA

Law Department

Timothy J. Kelley
City Attorney

January 16, 1998

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

Ladies and Gentlemen:

RE: CERTIFICATION OF PROJECT PLAN FOR TAX INCREMENTAL DISTRICT
NO. 4, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 4, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of Sec. 66.46(4), Wis. Stats.

The Common Council of the City of Green Bay has designated the Redevelopment Authority, as agent of the City of Green Bay, to perform all acts, except the development of the master plan, which are otherwise performed by the Plan Commission under Sec. 66.46, Wis. Stats.

The Redevelopment Authority has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the project plan [Sec. 66.46(4)(e), Wis. Stats.]. This hearing was held on November 18, 1997. Resolutions adopting the project plan and creating the District will be considered by the Common Council on January 20, 1998. Therefore, at least 30 days have passed after the public hearing and before action by the Common Council as required by statute. [Id.]

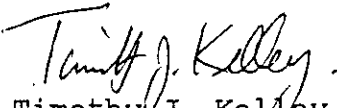
I have examined the project plan and find that it is complete and complies with the requirements of Sec. 66.46(4)(f), Wis. Stats., and in particular, it contains the following:

1. A statement listing the kind, number, and location of all proposed public works or improvements within the District and those located outside of the District to the extent provided in §66.46(2)(f)1.k., Wis. Stats.

Mayor and Common Council
of the City of Green Bay
January 16, 1998
Page 2

2. An economic feasibility study.
3. A detailed list of estimated project costs.
4. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred.
5. A map showing existing uses and conditions of real property within the District.
6. A map showing proposed improvements and uses in the District.
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes, and City ordinances, if any.
8. A list of estimated non-project costs.
9. A statement relating to the proposed method for the relocation of any persons to be displaced.
10. A statement indicating how creation of the District promotes the orderly development of the City.

Very truly yours,


Timothy J. Kelley
City Attorney

TJK:bc